

Development Department Annual Report 2004–2005





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Riverside — Implementing the Vision

Riverside is a city of opportunity, a city where dreams come true, a city where people succeed.

Experts in the field recognize what is happening. In 2005, Inc. magazine ranked Riverside as the 6th “Best Place for Entrepreneurs to do Business in the Nation,” putting us in the top 10 for the second year in a row.

P.F. Chang’s China Bistro identified Riverside’s sales potential and announced a new restaurant at the Galleria at Tyler. Pacific Fuel Cell Corp. moved into the University Research Park realizing the benefits of being close to the University of California, Riverside.



The 2004-2005 Development Department Annual Report highlights some of the ideas that have come to fruition and describes our vision for the future. As a city we are experiencing rapid progress and growth. Each day as you drive through Riverside, you see evidence of our evolution — cranes lifting walls, buildings sprouting up overnight, large numbers of concrete and dump trucks, and construction sites everywhere. None is as impressive as the massive interchange rising up at the 91/60/I-215 junction. It stands as an illustration that Riverside has come of age. We are no longer a sleepy city. There are more than 3 million square feet of industrial and flex space and more than 1 million square feet of office space currently under construction, proposed, or in the entitlement stage. The Riverside Plaza is once again a happening place. The Galleria is expanding. And we will see significant retail and office growth in Canyon Springs this coming year.

Internally, the *Development Department* is implementing the City Council’s vision for Riverside. The *Redevelopment Agency* and the *Real Property Services Division* are preparing land for “smart” growth and sophisticated development projects. And they are improving infrastructure such as the Market Street and University Avenue Streetscape Projects. The *Economic Development Division* is actively recruiting high-tech and knowledge-based companies to create quality job opportunities and enlisting upscale restaurants and retailers to locate within Riverside. These will add to our already strong sales tax base. The retention team is assisting local businesses in their expansion needs. The *Housing and Community Development Division* continues to work to provide affordable housing programs, using Community Development Block Grant (CDBG) funds to better the community. The *Office of Neighborhoods* cultivates strong partnerships with our residents; and the *Finance and Administration Division* assures that we meet required state and national reporting procedures.

Through these pages you will see ideas becoming reality and others that are still in the concept stages, demonstrating the commitment of the Development Department to making the City of Riverside a desirable place to work, live, and enjoy. We wish to thank all of our partners in this endeavor, for without them we would not succeed. We look forward to another exceptional year in Development.

A handwritten signature in black ink that reads "Belinda J. Graham".

Belinda J. Graham
Development Department Director

City of Riverside and Area Recognitions

The City of Riverside's visions are becoming reality. Just look at these national recognitions:

- Ranked 8th in "Top 20 Best Performing Cities" – Milken Institute 2005
- Among the top 10 in all four national real estate markets – Grubb & Ellis' 2005 Global Forecast
- Named 6th "Best Place for Entrepreneurs to do Business" – Inc. magazine 2005 survey
- Ranked 5th for job growth – Forbes May 23, 2005
- Named 3rd hottest residential real estate market – CNN 2005

Fast Facts

The City has the sixth largest population in Southern California and the twelfth largest in the state. We are located in the second fastest growing county in the nation and lead the Inland Empire in virtually every measure of economic power. The four colleges and universities within the City (California Baptist University, La Sierra University, Riverside Community College, and the University of California, Riverside) support our more than 40,000 students.

City Facts

Year of incorporation	1883
Square miles	80

Population

Population, 2005 ⁽¹⁾	285,537
Population growth, 2000-2005 ⁽²⁾	45,185
Population growth percent, 2000-2005 ⁽²⁾	15%
Population per mile ⁽²⁾	3,826
Median Age ⁽²⁾	30

Existing Home Sales

Home sales, 2004 ⁽³⁾	5,931
Median home price, 2005 2nd quarter ⁽³⁾	\$373,816

New Home Sales

Home sales, 2004 ⁽³⁾	822
Median home price, 2005 2nd quarter ⁽³⁾	\$524,195

Retail Sales

Taxable sales, 2004 (billions) ⁽⁴⁾	\$4.1
Taxable sales growth, 2003/2004 ⁽⁴⁾	11%
Taxable sales per capita, 2004 ⁽⁴⁾	\$14,475

Income

Average Household Income, 2005 ⁽²⁾	\$65,274
Median Household Income, 2005 ⁽²⁾	\$48,578
Total personal income (billions), 2003 ⁽³⁾	\$5.3

Transportation Corridors

- I-215, 91 & 60 Freeways
- Ontario/LA World Airport
- March Inland Cargo Port
- Riverside Municipal Airport
- BNSF & UPSP Railways

(1) California Department of Finance; (2) ESRI 2005;

(3) John Husing Ph.D., Economics and Politics; (4) Hinderliter, de Llamas & Assoc.

Realities in Riverside

P.F. CHANG'S CHINA BISTRO, INC.

Galleria at Tyler

In a city survey asking which restaurants residents wanted to see locate within the City, P.F. Chang's was rated number one. For the past two years, City development staff have assisted the Galleria at Tyler, owned by General Growth Properties, in making the case for Riverside. Last April, General Growth announced that P.F. Chang's will open at the Galleria in 2006. The 7,000-square-foot restaurant will be located at the corner of the 91 Freeway and Tyler Street. Jerry Irwin, General Manager of the Galleria at Tyler, confirmed local consumers' enthusiastic response by stating, "The Galleria at Tyler shoppers will be thrilled to have P.F. Chang's as a dining choice. We continue to work at bringing the best restaurant names and retailers to our shopping center."

"We are very excited to be opening a restaurant in the Riverside market."

—Marci Rude, Director of Real Estate Western U.S., P.F. Chang's China Bistro, Inc.



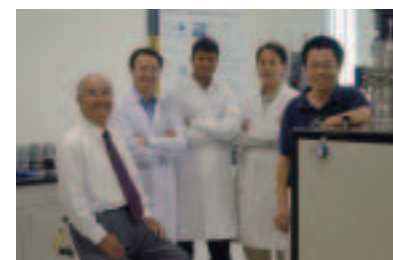
PACIFIC FUEL CELL CORP. (PFC)

University Research Park, Hunter Park

Pacific Fuel Cell Corp. (PFC) is a publicly traded nanotechnology research and development company now operating a new laboratory at Riverside's University Research Park. Work is also being done in labs at the University of California, Riverside, to create a prototype fuel cell. Focusing on the development of carbon nanotube-based micro fuel cells for use in laptop computers, hand-held computers, and cell phones, PFC is a leader in the future of alternative energy. The company holds a patent for the original lab prototype for micro fuel cells used in portable electronic devices. And it continues to advance its research, filing patents, and acquiring intellectual property rights for their innovative work.

"Choosing Riverside was the breakthrough we were looking for. We needed to find bright scientific minds that could take our company's great idea to the next level. We found the answer in Dr. Yushan Yan and his students at the University of California, Riverside. Icing on the cake is Riverside's commitment to supporting high-technology companies as illustrated in the creation of its University Research Park."

—George Suzuki, President, CEO, and Director, Pacific Fuel Cell Corp.



Realities in Riverside

CHAPMAN UNIVERSITY

Canyon Springs

In March 2005, CB Richard Ellis (CBRE) announced that Chapman University signed a 10-year lease at the new Canyon Crossings Corporate Center located at the southeast corner of the 60 and I-215 Freeways in Riverside. With this lease, Chapman University is relocating its Moreno Valley campus and will expand its presence of the Inland Empire campus by approximately 5,000 square feet. This will allow the University to increase regional enrollment by 1,000 students to total 7,200 students. Chapman University, offering undergraduate, graduate, and certificate programs, is scheduled to complete construction in the first quarter of 2006.

"Having a campus of a prestigious university like Chapman located in this new corporate center will provide residents another way to continue their education. At the same time, employers will win with even more opportunities to hire highly educated employees."

—John Oien, Vice President, CBRE



BANNER MATTRESS

Hunter Park

Banner Mattress, one of Southern California's leading manufacturers of custom mattresses and purveyors of beds, recently relocated its corporate offices, manufacturing, and distribution operations from San Bernardino to Palmyrita Avenue in Riverside's Hunter Park area. Occupying 136,000 square feet of space developed by the Operating Engineers, the new facility generates more than \$50 million in annual sales, employs more than 120 people, and is projected to increase employment to surpass 200 in three years.

"We chose Riverside for its positive business climate, central location to our market, and unique incentives such as lower electric rates offered by the City's Public Utilities Department and state tax credits provided through the Agua Mansa Enterprise Zone."

—Jeff Scorziell, President, Banner Mattress



Realizing Entertainment, Upscale Shopping and Fine Dining

Upscale restaurants and retail stores are what residents are envisioning for the City. Recognizing rising median incomes and unfulfilled consumer demand, tenant representatives are responding enthusiastically to the attraction team's efforts to recruit these types of restaurants and stores. In addition to P.F. Chang's recently-signed lease with the Galleria, Riverside has welcomed many new retail dining facilities.

Riverside Plaza

After much anticipation, the vision of a neighborhood gathering place located in the heart of the City's center has become a reality. The Riverside Plaza has been transformed to include a "Main Street" look, entertainment, and a cornucopia of cuisine from accommodating a quick lunch to offering an exquisite dinner. Guests can travel the world via the food at the Plaza...from Mexican at Chipotle to Asian at Pick-Up Stix and Ooka Japanese Steakhouse and Sushi. One can eat Greek food at Daphne's or Italian at Fazoli's and Red Brick Pizza. Or, if you just love California Casual, Citrus City Grill, California Pizza Kitchen, and Panera Bread will satisfy your palate. For an after dinner drink, patrons can enjoy Coffee Depot's entertainment, coffee, and smoothies. For a night on the town, friends and family can include a movie at the new multiplex Regal Theater or relax at Borders Books. Project developer Litchfield Properties is now working on the Shoppes at Riverside Plaza, which will increase the shopper's experience. Redevelopment assisted with property consolidation and disposition, and Economic Development supports the project with promotion, marketing, and demographics.

Right: Riverside Plaza

Galleria at Tyler

The Galleria at Tyler, owned by General Growth Properties, is already a 1.1-million-square-foot, regional mall anchored by Nordstrom, JC Penney, Macy's, and Robinsons-May. During the next year, the Galleria will become much more. The "Shops at Tyler" will include dining and entertainment venues along with a 2,950-seat AMC Theater. Customers will be able to enjoy the new P.F. Chang's opening in 2006. The attraction team is assisting with the promotion and marketing of the project, and the Redevelopment staff is helping with the parking facility development.

Right: Galleria at Tyler rendering



Canyon Springs

The Canyon Springs shopping center, located on the eastern edge of the City and west of Day Street, is one of Riverside's newest shopping areas and has visions of growth! Canyon Crossings, a 500,000-square-foot development by Transcan Development, is currently under construction at the intersection of the 60/I-215 Freeways. It will add Wickes Furniture, Home Furniture Gallery, LA Fitness, Super Wal-Mart, and John's Incredible Pizza. East of this project, Canyon Springs North will begin construction on Cost Plus, Marshall's, and Levitz Furniture this year. The Economic Development team is assisting the developer by actively recruiting new stores and restaurants to the area.

Below: Canyon Springs rendering

*Mission Grove/Mission Village*

Mission Village is located adjacent to Mission Grove in Orangecrest, one of the City's fastest growing, highest-income neighborhoods. The Mediterranean architectural design, lush landscaping, and in-line shops provide an enticing shopping experience. In the evenings, the two centers are "people magnets" with locals meeting to enjoy the Cinema Star Ultraplex 18, Akina Sushi-Tappan, Cactus Cantina, and Romano's Italian restaurants. Anchored by Ralphs, SteinMart, Kmart, and LA Fitness, the centers are adding a food court with Tommy's Burgers, Charo Chicken, Pizza Factory, and It's A Grind. The Development Department team is working with the brokers to recruit additional restaurants to the center.

Below: Mission Grove/Mission Village



Striving for Technical— and Knowledge—Based Jobs:

In Riverside, our residents' talents range from skilled labor with technical expertise to highly educated, degreed workers. The Development Department is focused on recruiting businesses that closely match our labor force. Firms such as telecommunications, insurance, finance, real estate, and high-tech are finding that Riverside can provide the workforce they are seeking. In fact, many Orange County firms are discovering that a majority of their employees and clientele are already living in Riverside, and by relocating to the City workers are happier and more productive.

In 2004, the Inland Empire led the nation by leasing or selling 20 million square feet of industrial space, and 2005 is on track to post similar numbers. The City of Riverside contributed to these amazing statistics by leasing or selling 3.2 million square feet of industrial building space. Over 1.5 million square feet of this was new development—bringing the total industrial space within the City to 20.62 million square feet. The more than 1 million square feet of office space either proposed or under construction will add to our already 4.6 million square feet of office space within the City. Riverside will clearly be a major contributor to the 588,709 additional jobs predicted for the Inland Empire region between 2004 and 2015.

Downtown

Downtown Riverside has two office projects underway. The Market Street Corporate Center near the 60 Freeway and Market Street is near completion and will incorporate 126,000 square feet of office space. The six-story, downtown Orange Square building scheduled for completion this fall will add 32,000 square feet of ground floor office space and 540 parking spaces on the remaining five levels. Riverside Public Utilities (RPU) will move their Administration, Water Engineering, Electrical Engineering, Programs and Services, and Marketing divisions into the entire ground floor.

Right: Market Street Corporate Center

Below: Orange Square Parking Garage, conceptual and photos



University Research Park

The University Research Park, a collaborative development between the City of Riverside, Riverside County, and the University of California, Riverside, experienced significant progress in 2004-2005. Within the next year, Guthrie Development will be adding another 70,000 square feet of office and high-tech space to the park. The new development within the park will offer high-tech users state-of-the-art space with access to fiber optics, an uninterruptible power supply, and quick and easy access to the University's knowledge base.

Below: University Research Park



Canyon Springs

Transcan Development has pre-leased to Chapman University and another undisclosed tenant nearly one-and-a-half floors in two buildings that will be located at the intersection of the 60/I-215 Freeways. The school will occupy 15,000 square feet allowing the University to increase regional enrollment by 1,000 students to total 7,200 students. The University offers undergraduate, graduate, and certificate programs. It is scheduled to complete construction in the first quarter of 2006.

Below: Canyon Crossings Corporate Center office rendering



Orangecrest

Beverly Hills-based developer Mark Rubin is near completion on his first 45,000-square-foot building in the Mission Grove Corporate Center (in Orangecrest at Trautwein Road and Mission Grove Parkway). This professional office complex will consist of five buildings totaling 180,000 square feet. Several leases are close to being finalized, and construction for the second building is slated for 2006.

Below: Conceptual and under construction Mission Grove Corporate Center

**Riverwalk**

The Riverwalk complex is a 73-acre premier, mixed-use business community located at the west end of Riverside. The one-million-square-foot development is one of the largest master-planned business parks in the area. Phase I is complete with Casco Equipment Corporation and Pacific Shores Company having located there. Other tenants include Encore Orthopedics, Fireplace Distributors, Pacific Production Plumbing, and Gorilla Marketing. Phase II of the industrial section of the park will be finished within the next year and has already sold out. Construction is also currently under way on 12 smaller for-sale office buildings. Eight of these have been pre-sold. Due to the success of the smaller professional buildings, construction began months ahead of schedule on the 20,000-square-foot, two-story building for lease overlooking the river along Riverwalk Parkway.

Below: Conceptual (left) and completed projects of the Riverwalk project



Hunter Park

Hunter Park has four major projects slated for development in 2006. Riverside Commercial Investor's (RCI) project, The Grove, is a 350,000-square-foot, master-planned, multi-building office campus currently under construction. The Chicago Gateway development is Moshe Silagi's third project in Riverside and is now under construction. It will include nine divisible buildings totaling 111,000 square feet of office space and 39,000 square feet of industrial building facilities. Magnon Development has two, mid-rise office buildings proposed along Spruce Street. The first located on Chicago Avenue and Spruce Street will incorporate 97,230 square feet of office space, and the second building along Iowa Avenue will offer 77,660 square feet of space.

Below: Conceptual of Chicago Gateway and The Grove



Sycamore Canyon

After a few years of major construction projects, Sycamore Canyon is close to being completed. There have been a significant number of developments either proposed or under construction this past year. Investment Building Group (IBG), Magnon Development, Panattoni Development, Space Center, Guthrie Development, and Paragon Capital Corporation all have major projects under construction and on the drawing boards. Nearing completion is a 986,000-square-foot building that will house Big 5's distribution center. RIS Electric, Madison Home Furnishings, and Shumaler Business have purchased buildings from Guthrie Development.

Below: Completed project of Magnon development






Enabling the Reality

The Redevelopment Agency, a division of the Development Department, promotes investment in new real estate development, property rehabilitation, and land recycling within the City's seven redevelopment project areas. The division leverages redevelopment funds by partnering with private sector developers and facilitates public improvement projects using public loan and grant funding sources. All of this spurs private development in the project areas.

Fiscal Year (FY) 2004/2005 priorities achieved include:

-  Expanded Commercial Improvement Program for rehabilitating storefronts and boarded-up buildings; assisted eight businesses with design planning and plan preparation
-  Capitalized on Riverside Plaza re-opening through additional marketing, promotion, and investment initiatives
-  Initiated property acquisition and capital facilities planning for renovation of California Square (California Street and Monroe Avenue)
-  Completed Riverside Municipal Airport entry beautification
-  Acquired the historic Fox Theater and initiated design planning for its adaptive re-use
-  Completed Phase I of Market Street Gateway improvements and commenced Phase II upgrade work
-  Completed small business assistance building renovation project for PIP Printing's expansion
-  Completed property transfer and development facilitation resulting in the construction of 126,000-square-foot Market Street Corporate Center office project




Additional achievements included:

-  Partnered with the Public Works Department to complete Phase II of University Avenue Streetscape Program
-  Implemented use of Polanco Redevelopment Act to assist in re-use of several key "Brownfields" properties
-  Completed historically-sensitive improvements to North Park, including walkways, landscaping, and parking

Right: Riverside Plaza



On-going priorities include:

-  Development of University Village and Sterling student housing projects
-  Site assembly to further Market Street development initiative to include residential projects on full blocks between First and Third Street, and mixed-use concepts for the blocks surrounding the Fox Theater
-  Development strategy for Indiana Avenue business expansion opportunities

Key Measures of Success FY 2004/2005*






	FY 2004/2005 GOAL	FY 2004/2005 ACTUAL	FY 2005/2006 GOAL
Percentage increase in assessed property valuation in all project areas	5%	6%	5%
Percentage of Agency investment to total project value	25%	25%	20%
Percentage of construction projects completed within 10% of approved budget estimate	90%	90%	90%
Percentage of clients rating customer service as good or excellent	85%	90%	90%
Number of jobs created in project areas	275	1,861	1,200

*Numbers reflect results of redevelopment efforts, not total city growth







Selling the Vision

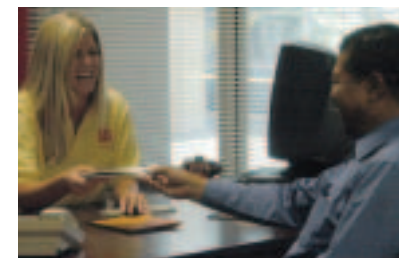
The Economic Development (ED) Division develops and implements strategies to promote a strong local economy by attracting new businesses and assisting existing companies to prosper and grow. By partnering with the Redevelopment Division, as well as the local brokerage community and regional public and private organizations, the ED staff can provide businesses with the assistance necessary to locate or expand in Riverside.

During the 2004/2005 Fiscal Year (FY), local business development thrived. The following illustrates priorities achieved with ED efforts:

-  Improved City branding through increased positive media coverage and adoption of a uniform City logo
-  Aggressively solicited upscale retail, restaurant, manufacturing, and R&D firms through targeted outreach in Orange, Los Angeles, and San Diego counties by attending or hosting 43 conferences, mixers, and trade shows. Additionally, initiated the City of Choices marketing postcard campaign to 4,500 businesses each month and directly contacted 300 brokers and developers in Southern California
-  Actively partnered with University of California, Riverside, to promote the University Research Park to brokers, developers, and users
-  Developed a comprehensive business retention, expansion, and assistance strategy
-  Enhanced the division's services to local and prospective employers through the establishment of a business retention group

Additional achievements included:

-  Initiated and implemented the University Avenue Corridor Business Development Matching Grant Program
-  Applied to designate 886 industrial acres as a Foreign Trade Zone
-  Held two Riverside Business Receptions for more than 400 new and established business owners
-  Visited nine businesses under the Mayor's Business Visitation Program
-  Published more than 41 articles and 28 ads in Southern California and national magazines
-  Completed a \$hop Riverside media campaign during the holiday shopping season resulting in over 40% of persons surveyed stating that they are aware of the program and the benefits of shopping locally



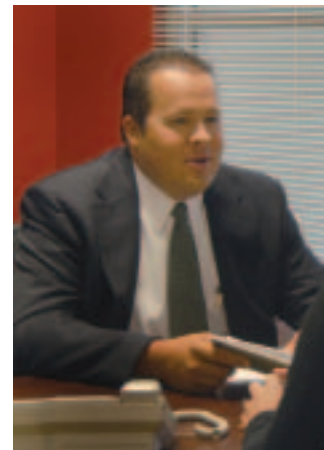
On-going priorities include:

- 🏢 Completing the updated Economic Development strategy, including current market-related data
- 🏢 Identifying local industry clusters and facilitating specialized support systems

Key Measures of Success FY 2004/2005*

	FY 2004/2005 GOAL	FY 2004/2005 ACTUAL	FY 2005/2006 GOAL
Jobs created/attracted/retained	1,700	2,088	1,900
Dollar increase in taxable sales (millions)	\$110	\$280.5	\$120
Total private investment generated (millions)	\$160	\$176	\$200
Businesses retained/expanded/attracted	25	44	50










*Numbers reflect results of economic development efforts, not total city growth





Preserving the Dream of Home Ownership

The Housing and Community Development Division (HCD) provides administration and oversight of more than \$7.7 million of federally funded programs, such as the Community Development Block Grant Program (CDBG), the HOME Investment Partnership (HOME) Program, the Emergency Shelter Grant (ESG) Program, and the Housing Opportunities for Persons with AIDS (HOPWA) Program. These programs assist the City in addressing affordable housing, homeless issues, and community development needs. HCD continues to assist in the development of housing opportunities for low-income families, preserving the City's existing affordable housing stock and implementing the CDBG program.



In Fiscal Year (FY) 2004/2005, HCD played a key role in achieving the following program and project priorities:

-  Partnered with Riverside Housing Development Corporation to purchase land for the development of 101 very low-income apartments at Cypress Springs
-  Partnered with The East Los Angeles Community Union (TELACU) for the development of 75 very low-income senior apartments on 11th Street and Ottawa Avenue
-  Partnered with Mary Erickson Community Housing on six affordable single-family homes in the Eastside Neighborhood
-  With the use of Redevelopment and CDBG funds, completed the beautification of Arlington Village Walkway along Magnolia Avenue
-  Provided emergency shelter to over 12,000 individuals and families
-  Partnered with Habitat for Humanity, Riverside, to build one single-family home for a very low-income family in the Casa Blanca Neighborhood
-  Assembled site and received entitlements for the emergency homeless shelter
-  Completed the Lead Education and Abatement Program—testing 66 units and providing abatement for 42 units
-  Partnered with the County, City, Kaiser Permanente Medical Center, and other public/private agencies to complete the Eric M. Solander Arlanza Youth and Family Resource Center

Additional achievements included:

-  Completed the expansion and rehabilitation of the Villegas Park Community Center
-  Completed Americans with Disabilities Act (ADA) sidewalk and curb cuts in areas identified throughout the City to accommodate disabled residents

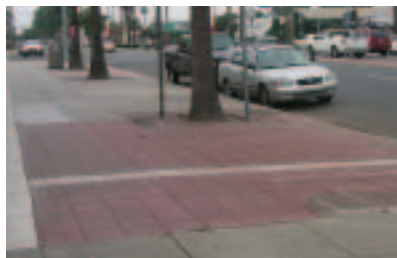
On-going priorities include:

-  Rehabilitation of 64 very low-income apartments at Mission Pointe (Topaz and Turquoise)
-  Rehabilitation of 80 single-family homes and providing down payment assistance to 16 first-time home buyers

Key Measures of Success FY 2004/2005

	FY 2004/2005 GOAL	FY 2004/2005 ACTUAL	FY 2005/2006 GOAL
Percentage of federal funds used to assist low and moderate-income individuals	100%	100%	100%
Percentage of required reports filed by deadlines	100%	100%	100%
Percentage of sub-recipients monitored	100%	100%	100%
Percentage of owners satisfied with rehabilitated homes	100%	95%	100%
Number of affordable units rehabilitated	75	84	90
Number of affordable housing units produced	65	80	108

Below left to right: Arlington Village before and after rehabilitation, Topaz & Turquoise Project, now known as Mission Pointe, before and after rehabilitation



Before rehabilitation



After rehabilitation



Before rehabilitation










After rehabilitation




Creating Strong Neighborhoods



The Office of Neighborhoods is charged with engaging and mobilizing our greatest resource—our residents. We enhance and preserve neighborhood livability through the use of a community building philosophy called Asset-Based Community Development (ABCD). ABCD helps communities become stronger and more self-reliant by discovering, mapping, and mobilizing untapped, unconnected local assets. We support residents by identifying and bringing together community resources in imaginative ways, creating synergy with each other for problem-solving and community-building. Office of Neighborhoods staff implement several annual programs to cultivate neighborhood empowerment and build leadership capacity, including the Neighborhood Leadership Academy and the Riverside Neighborhood Conference. The Neighborhood Awards Programs, implemented by the office, includes the Jack B. Clarke Good Neighbor, the Neighborhood Pride, and the City Council Neighborhoods That Work awards.

Fiscal Year (FY) 2004/2005 priorities achieved include:

-  Held Neighborhood Conference drawing more than 350 people
-  Graduated 24 students from the Neighborhood Leadership Academy
-  Awarded six Neighborhood Matching Grants totaling \$5,500 and matched by \$14,143 in “in-kind” services and sweat-equity
-  Facilitated new programs targeting children and families at the Eric M. Solander Arlanza Youth and Family Resource Center
-  Supported the Riverside Neighborhood Partnership
-  Continued the Asset-Based Community Development initiative in the Eastside Neighborhood
-  Provided staff support to the Eastside Youth Advisory Council and coordinated a series of youth dialogues

Additional achievements include:

-  Administered three annual city-wide Neighborhood Awards Programs: the Jack B. Clarke Good Neighbor, the Neighborhood Pride, and the City Council Neighborhoods That Work awards
-  Hosted the Annual Neighborhood Awards Ceremony at California Baptist University, attended by 400 residents
-  Partnered with a collaborative of county, city, educational, and community groups to provide free tax preparation sites during the 2005 tax season (netting \$300,000 in tax refunds to low-income families)

-  Initiated partnerships with neighborhood associations in the Eastside Neighborhood and helped obtain \$10,000 in Neighborhood Improvement Grants at \$350 per household for front yard/house improvements to enhance the neighborhood
-  Provided neighborhood organizing support and advocacy to the City's 160 Neighborhood Associations that are registered with the Office of Neighborhoods

Key Measures of Success FY 2004/2005

	FY 2004/2005 GOAL	FY 2004/2005 ACTUAL	FY 2005/2006 GOAL
Percentage increase in neighborhood groups registered with the City	10%	10%	10%
Percentage of residents rating the Neighborhood Leadership Academy good to excellent	100%	100%	100%
Percentage of participants rating Neighborhood Conference program good to excellent	80%	93%	80%
Number of nominations for Neighborhood Awards Program	200	198	200
Number of board members and guests attending monthly Riverside Neighborhood Partnership meetings	220	220	242



Making it Possible

The Real Property Services Division provides real estate services related to the acquisition and transfer of real property interests. On behalf of the City, Redevelopment Agency, and the Parking Authority, the division negotiates with property owners and administers the successful relocation of owners and businesses affected by all types of projects.

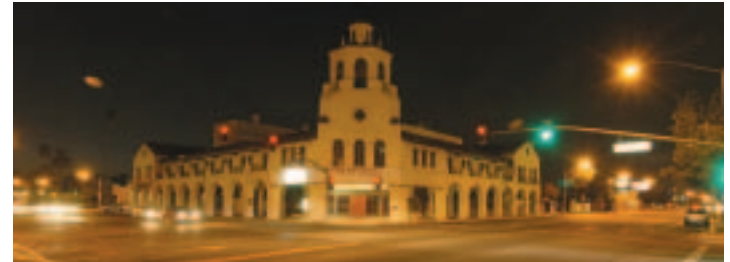
During Fiscal Year (FY) 2004/2005, Real Property Services effectively completed the acquisition and/or transfer of the following real property interests:

Properties sold:





- ✚ Remote Encoding Center to Kaiser Foundation Health at Airport Commerce Center (Jurupa Avenue at Van Buren Boulevard)
- ✚ Heliport parcels in connection with Market Street Gateway Project
- ✚ 7145 Arlington Avenue
- ✚ Tamale Factory Restaurant relocation
- ✚ Surplus sale of Agency parcel located at University and Eucalyptus Avenues

Acquired properties in connection with:

- ✚ Fox Theater Project - including seven business relocations
- ✚ Market Street Gateway Improvements, including four relocations
- ✚ Plaza Substation 1,200 volt feeder
- ✚ Completion of Topaz/Turquoise housing project - eight acquisitions and relocations
- ✚ Mitchell Street Improvements - 45 rights-of-entry
- ✚ Easement for Airport Taxiway Bravo Expansion
- ✚ Completed acquisition of roadway and utility easements in conjunction with Tyler Street Improvement Project
- ✚ Wood Road street widening
- ✚ Jefferson Street Booster Station
- ✚ Numerous easements and rights-of-entry for various Public Works curb, sidewalk, and ADA projects



On-going priorities include:

-  Obtaining 40 easements for various Public Works and Water and Electric Utilities projects
-  Obtaining 100+ properties for various Public Works, Water Utility, Library, Fire, Redevelopment, and Park & Recreation projects
-  Completing \$10 million surplus property sale to Alvord Unified School District (Frost Reservoir)
-  Acquiring properties for a Homeless Shelter and Access Center

Key Measures of Success FY 2004/2005

	FY 2004/2005 GOAL	FY 2004/2005 ACTUAL	FY 2005/2006 GOAL
Number of acquisitions, dispositions, rights-of-entry and temporary construction easements	55	67	57
Number of new leases, amendments, licenses, and quitclaims	20	45	n/a
Number of leases with compliance review conducted	20	28	n/a
Number of new wireless antenna sites administered	32	33	n/a







Below: University Avenue and Market Street after rehabilitation, Below right: Utilities Substation



Keeping us on the Right Path

The Finance/Administration Division provides support for the Development Department's other four divisions.

Fiscal year (FY) 2004–2005 accomplishments include:

-  Issued 2004 Housing Set-Aside Bonds for multiple project areas, providing \$12.7 million for low- and moderate-income housing projects
-  Provided financial management services for the department, including preparation of five-year cash flows for the Redevelopment Agency
-  Advised and collaborated with other divisions to leverage funds for many redevelopment and federally funded projects
-  Served as liaison for financial issues surrounding retail tenants in Agency-owned properties
-  Prepared complex reports required by state and federal law, including California Redevelopment Law
-  Managed and serviced a portfolio of 500 down-payment assistance and housing rehabilitation loans

Key Measures of Success FY 2004/2005

	FY 2004/2005 GOAL	FY 2004/2005 ACTUAL	FY 2005/2006 GOAL
Percentage of loans serviced timely	100%	100%	100%
Percentage of reports prepared within established timeframes	100%	100%	100%

The Development Department has established the following priorities for Fiscal Year (FY) 2005–2006

- Advance the Fox Theater rehabilitation to construction stage
- Leverage Agency-owned property to facilitate construction of a new, Class-A office building in downtown
- Facilitate the construction for downtown mixed-use and residential projects
- Commence construction on three fire stations, the Arlington Library expansion, the Orange Terrace Park & Library, and the Magnolia Police Station
- Begin California Street/Monroe Avenue infrastructure improvements
- Complete the La Sierra/Arlanza Project Area validation and amendment processes
- Attract two major office users and three high-tech companies
- Attract one national and one regional upscale restaurant
- Attract five industrial users with energy discount rate as incentive
- Host two Riverside Business Receptions (Fall 2005 and Spring 2006)
- Conduct a minimum of 12 business visits (The Mayor's Business Visitation Program)
- Provide business assistance to a minimum of 120 Riverside businesses through business retention programs and referrals to partnering organizations
- Continue to improve the City's image through increased positive media coverage by capitalizing on positive growth and business development
- Open an emergency homeless shelter in partnership with Path of Life Ministries
- Implement the infill development of affordable single-family residential units
- Increase participation in Neighborhood Conference 2006 by 10%
- Improve outreach for Neighborhood Awards Programs by strengthening marketing campaign and tapping into neighborhood networks
- Actively partner with the Riverside Neighborhood Partnership in assisting neighborhoods to improve the quality of life within neighborhoods
- Graduate 24 residents from the annual Neighborhood Leadership Academy
- Acquire real property necessary to facilitate City and Agency projects







Riverside Gateway office building

COUNCIL & AGENCY MEMBERS

MAYOR - Ronald O. Loveridge, WARD 1 - Dom Betro, WARD 2 - Ameal Moore, WARD 3 - Art Gage,
WARD 4 - Frank Schiavone, WARD 5 - Ed Adkison, WARD 6 - Nancy Hart, WARD 7 - Steve Adams

City Manager & Redevelopment Agency Executive Director — Bradley J. Hudson

Assistant City Managers — Michael Beck, Tom DeSantis, Paul Sundeen

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